GATEWAY REVIEW REQUEST

310 TERRIGAL DRIVE, TERRIGAL

Ref: GR-2025-1

On behalf of Loftus Lane Capital

May 2025

THE SITE

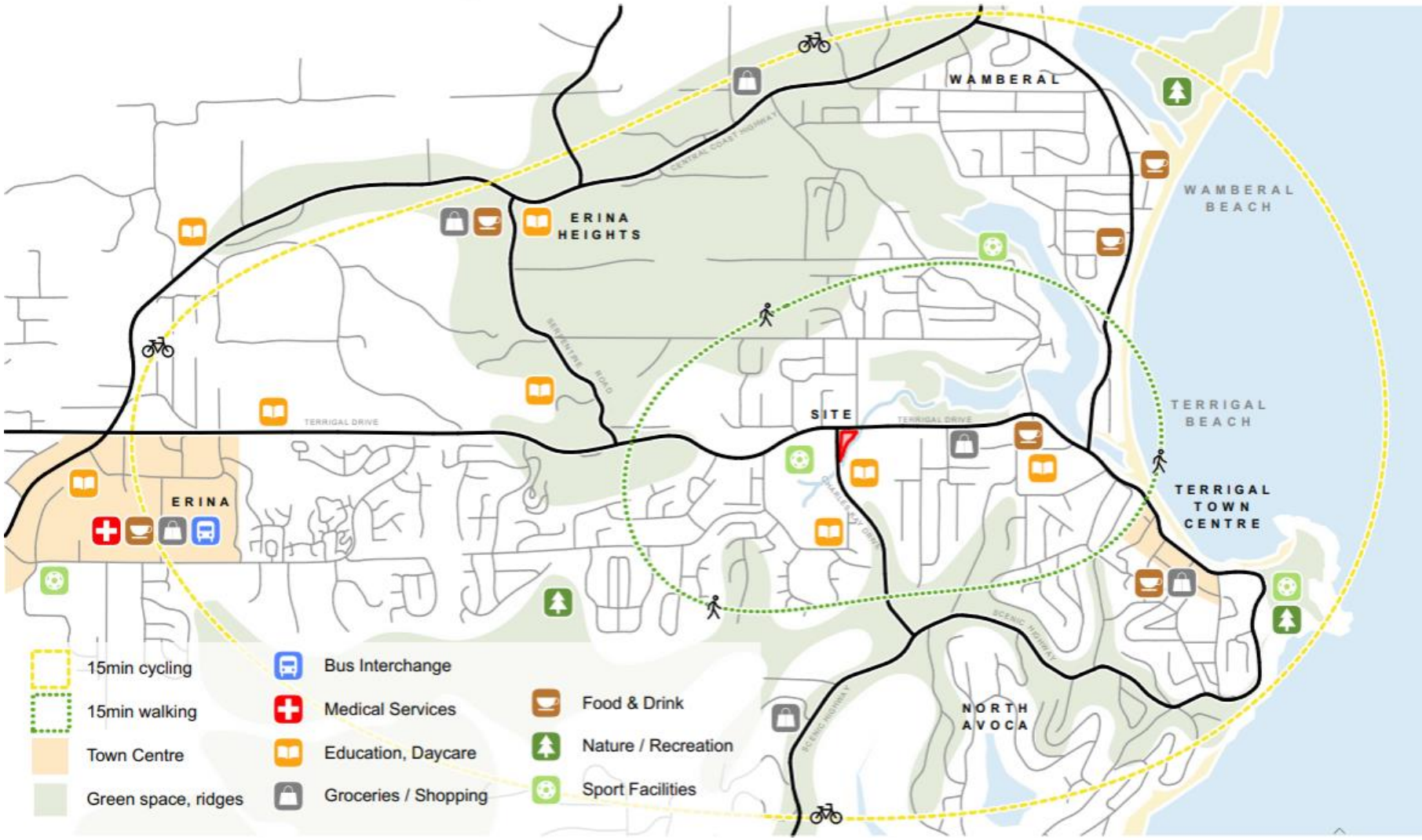
Address: 310 Terrigal Drive, Terrigal
Site area: 4,262m2

Land use zone: R1 General Residential zone
Height: 8.5m
FSR: 0.7:1

Site features:
Traffic, Flooding, Bushfire, Biodiversity

SITE CONTEXT

Context: 15min Neighbourhoods



STAKEHOLDER ENGAGEMENT & PROJECT BACKGROUND

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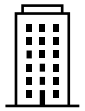
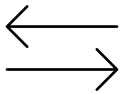
PROJECT OUTCOMES

Site preparation including remediation, rejuvenation and enhancement of the waterway



A new 6-storey residential flat building, with provision for a 150m2 cafe

Residential amenities, including pool and landscaped gardens



Vehicle access and loading zone from Charles Key Drive, across three levels of basement

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LEP & DCP AMENDMENTS

Increase maximum building height to 25m
Increase FSR to 1.3:1 permitting (approx. 38 dwellings)
Amendment to Schedule 1 ‘Additional permitted uses’ to permit retail premises on the site, with a maximum GFA of 150m2

Amend the current site-specific DCP, establishing:

- Building envelope and setbacks
- Streetscape presentation
- Flood planning controls
- Biodiversity and landscape outcomes
- Vehicular access, traffic and parking

The site specific DCP has been prepared in collaboration with Council.

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KEY MATTERS

Built form & density

bushfire

Flood

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DESIGN SCHEME

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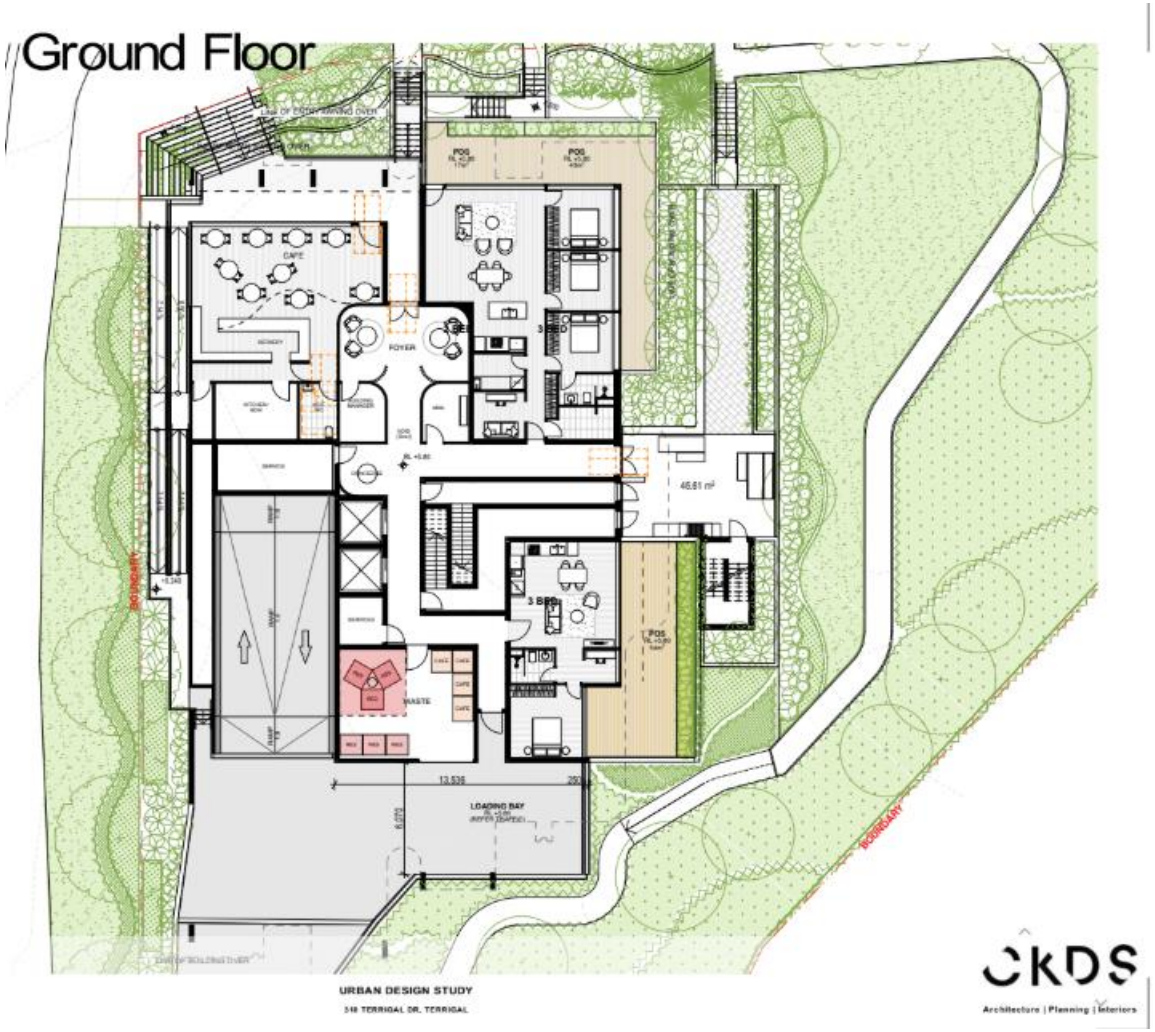
DESIGN RESPONSE

- Landscape lead design response
- Small building footprint (approximately 20% of the site)
- Appropriate setbacks to all site boundaries
- Local café to provide for amenities to the existing and future residents
- Terrace style apartment fronting Terrigal Drive to active the street edge
- Integration with the natural environment, through regeneration of vegetation within and adjacent to the waterway



BUILT FORM

URBIS

BUILT FORM

SUSTAINABILITY

Environmental Design Principles

The indicative design prepared as part of this planning proposal has been developed with environmentally sustainable design principles in mind. These principles are to be considered in more detail at further design stages.

ENERGY USE

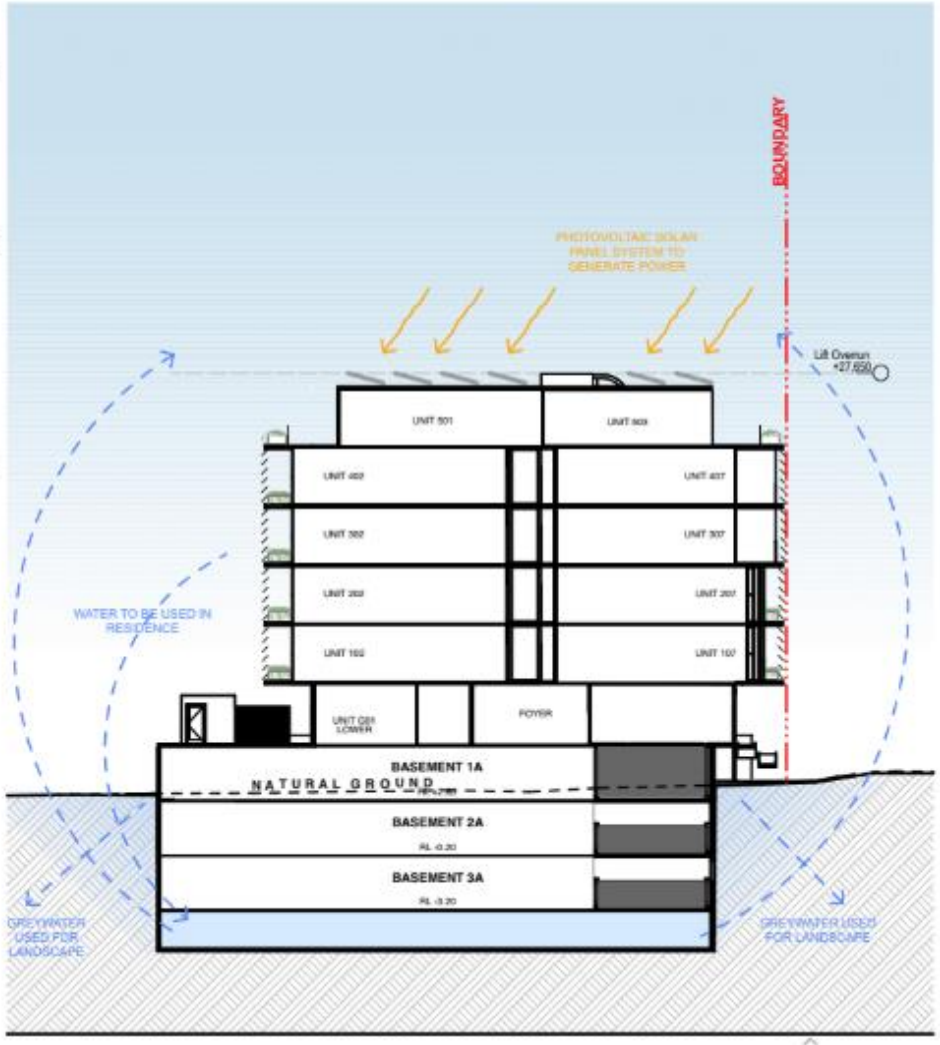
- Thermal efficiency – building envelope to be appropriately insulated, and make use of passive thermal, ventilation and lighting solutions (via orientation, solar-gain and shading, natural cross-ventilation, daylighting, etc)
- Energy-efficient appliances, fixtures, lighting, and supplementary heating/cooling systems
- Encourage and enable use of active and public transport options over private vehicle use (by supplying bicycle storage, easy access to cycleways and bus stops, etc)
- Provide electric vehicle charging stations to reduce reliance on non-renewable fuels
- Materials - low-embodied energy, local or recycled where possible
- Solar energy / water-heating to reduce reliance on non-renewable energy sources

WATER MANAGEMENT

- Rainwater to be collected and used on-site
- Grey water to be reused on-site for landscape irrigation

SUPPORT BIODIVERSITY

- Remediation and ongoing protection of adjacent waterway
- Use of indigenous plant species in-keeping with local ecosystem



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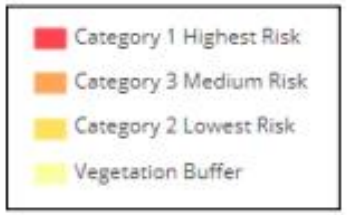
BUSHFIRE RISK

Parts of the site are located in the vegetation buffer zone.

General Terms of Approval were issued by RFS on 19 October 2023.



Central Coast Council
PO Box 20
WYONG NSW 2259

Your reference: (CNR-60780) DA/1928/2023
Our reference: DA20231004004390-Original-1

ATTENTION: Robert Eyre

Date: Thursday 19 October 2023

Dear Sir/Madam,

Development Application
s4.14 – Infill – Residential Flat Building
310 Terrigal Drive Terrigal NSW 2260, 27//DP1223375

I refer to your correspondence dated 04/10/2023 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

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FLOODING RISK

Majority of building footprint is located within the flood storage and flood fringe area

The water way and adjacent buffer zone is within the floodway.

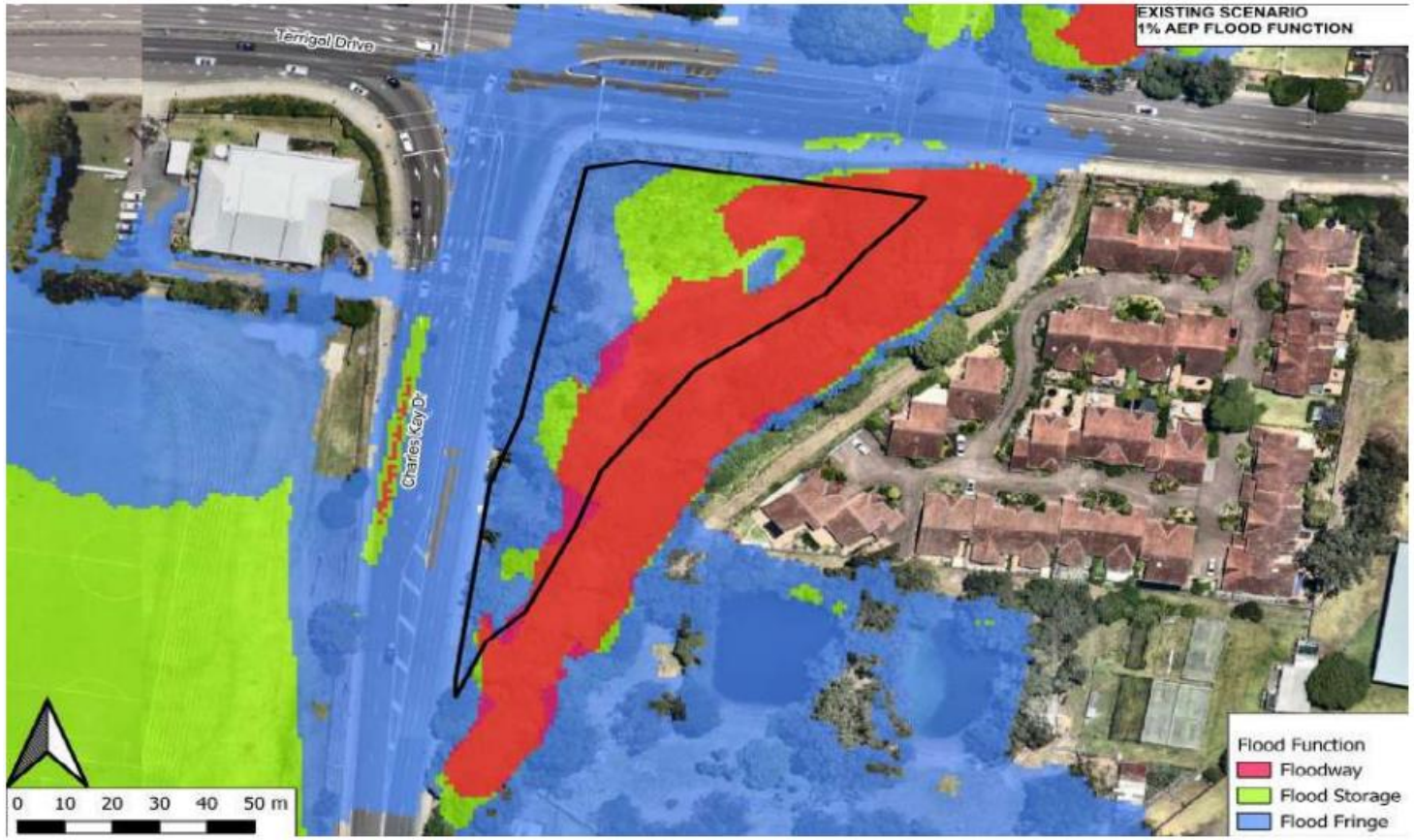
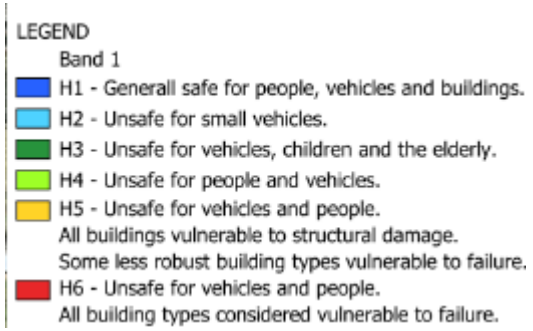
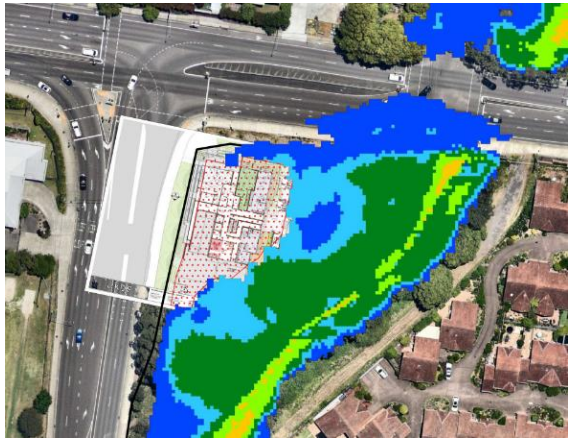


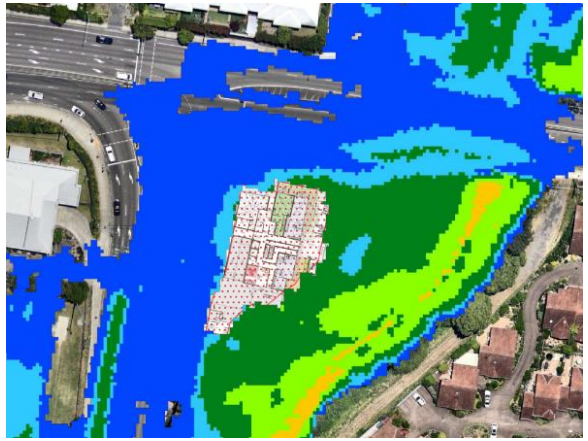
Figure 11- 1%AEP_Pre-Development Flood Function

FLOOD MODELLING MAPS POST DEVELOPMENT

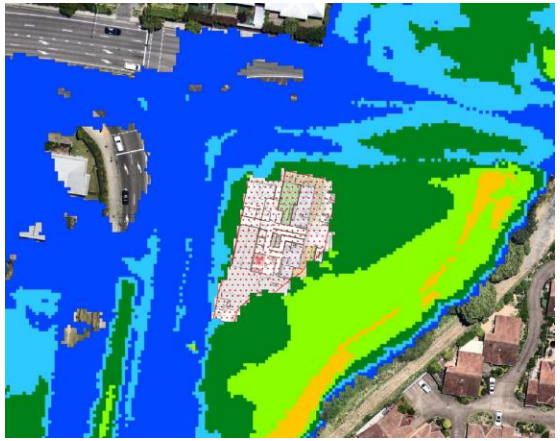




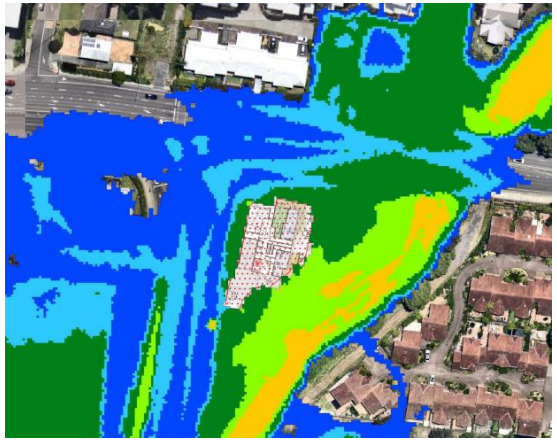
1 in 20 yr



1 in 100 yr



1 in 200 yr



1 in 500 yr

The modelling results indicate that the development can be constructed in its proposed form with negligible impact on the flooding behaviour in the close vicinity of the site and elsewhere in the floodplain nor having impact on upstream and downstream properties

FLOODING PLANNING

DPHI has accepted that residents can "safely shelter in place"

PMF events reach peak flows within 45 minutes and then subside to acceptable levels within an hour. Shelter in place supports up to 6 hours, with the required shelter in place well below the threshold.

The proposed concept has been designed to ensure all resident dwellings are above the PMF flood planning levels and all residents will remain safe on site.

DPHI has confirmed that the building can be constructed to withstand flood waters.

- **The flood modelling complies with Council's flood planning requirements and the Council has supported the intended development outcome.**
- **A flood risk impact report has been prepared in accordance with the Floodplain Development Manual and has been endorsed by Council.**

QUESTIONS & ANSWERS

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